

**Minutes of the Veneta City Council  
February 25, 2008**

**Council**

**Present:** Mayor T. J. Brooker, Darrell Carman, Thomas Cotter, Marion Esty and Sharon Hobart-Hardin

**Others:** Ric Ingham, City Administrator; Brian Issa, Community Services Director; Sheryl Hackett, City Recorder; Jerri Moore, Finance Director; Darci Henneman, Assistant City Recorder; Stephania Fregosi, Program Coordinator; Anna Morrison, Mona Linstromberg, Craig Harbison, Herb Vloedman, Bill Kloos, Joan Mariner, William Wright, Tami Sakany and Jeneca Jones, West Lane News

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Mayor Brooker called the Veneta City Council meeting to order at 7:03 p.m.

**1. PUBLIC COMMENT**

None

**2. CONSENT AGENDA**

**MOTION:** Thomas Cotter made a motion to approve the consent agenda with corrections to the January 28, 2008 Work Session minutes. Sharon Hobart-Hardin seconded the motion.

**Vote:** Marion Esty, aye; Thomas Cotter, aye; Mayor Brooker, aye; Darrell Carman, aye; and Sharon Hobart-Hardin, aye.

The consent agenda as approved included minutes for January 28, 2008 Work Session including the corrections discussed, minutes for February 11, 2008, the March 2008 Civic Calendar and Bills Payable for February 2008.

**3. PUBLIC HEARING**

(A-2-07) Amendment to Veneta Municipal Code 8.10 and Veneta Land Development Ordinance No. 461, Section 5.12 regarding Tree Removal and Landscaping

- a. Mayor Brooker opened the Public Hearing at 7:05 p.m.
- b. Declaration of Conflict of Interest or Ex-Parte Contacts: Marion Esty declared an ex-parte contact and because of her involvement with the Planning Commission she said she will not be taking part in the decision.

c. Staff Report

Brian said the City's current tree removal Ordinance (Veneta Municipal Code 8.10) was originally adopted in 1998 and has never been amended. Although the intent of the current code "to minimize the cutting or destruction of trees and wooded areas within Veneta" remains valid, implementation has been problematic because of the rapid growth within the City. Brian said all the land use appeals and much of the controversy surrounding them in the last three years can be directly attributed to the current tree code. He said these cases have highlighted the inconsistencies in both the language of the code and its implementation during the development process. Based on direction from the Council and Planning Commission, City staff is proposing amendments intended to make the process more clear, objective, and effective.

Brian said there are parts within the code that are ambiguous. He said Philip Carroll, a certified arborist and Masters student in Public Policy at the University of Oregon, assisted staff with rewriting the tree code. He did a large portion of the tree code research and provided a report and survey. He presented these findings at the June 7, joint work session of the Council and Planning Commission. The City created a stakeholder group including representatives from the development community, local citizen groups and the Oregon Department of Forestry, City staff and Phillip Carroll. The stakeholders met twice to make sure all the issues were on the table prior to staff beginning the actual process of revising the code language. He said there was discussion at the stakeholders meetings and it seemed that all the stakeholders were on the same page as far as concepts and what the intent should be. Brian said public open houses were held in May and November 2007. Brian provided copies of all public comments received up to this date on the tree code amendments.

Brian reviewed his staff report and the current draft of the code, including exhibits, with the Councilors.

In response to a question from Marion Esty, Brian said his tree list was created by using several resources. He said his objective was to find drought tolerant trees but regardless of how resistant trees are to drought, all trees will need water during the first two years after planting.

Darrell Carman said native oaks do better in dry conditions. Brian said a perfect example of development around oak trees is in Shalimar Mobile Home Park. He said these trees don't require water and are thriving even with paving around them. Brian said he worked with the Oregon Department of Forestry to get information to pass on to residents about how to care for trees.

Brian said the "fee in lieu of mitigation" will need to be decided on. He said originally it was set at \$250 per significant tree if mitigation was required.

Brian said staff does not recommend the Council make a decision tonight. He said the proposed findings have not been reviewed by legal counsel. Staff recommended the Council hear public comments and request staff to direct Carrie Connelly to review the findings and comments.

d. Public Testimony

**Anna Morrison, 24949 Highway 126, Veneta, OR**

Ms. Morrison spoke on behalf of the Fern Ridge Chamber of Commerce. She said they appreciate all the hard work that's gone into the draft and the stakeholder group. She said a major area of concern for her is the critical root zone. She said the way the code is written it may lead to litigation if not addressed. She said because of that, the record should be held open for seven days. She felt most people attending tonight's meeting are not opposed or in favor but are "on the fence." She encouraged the Council to move forward and enact the ordinance into law.

In response to a question from Mayor Brooker, Ms. Morrison said the language in the code concerning the area around the critical root zone, depending on the species of the tree and the location, is ambiguous. She said not every situation can be addressed; however, she felt the current language doesn't cover enough.

In response to a question from Darrell Carman, Ms. Morrison said she still has some doubt about the statement that the proposed changes "will have no effect on the buildable land inventory." She is concerned trees on her neighbor's property having to be protected could make her property unusable.

**Mona Linstromberg, 87140 Territorial Road, Veneta, OR**

Ms. Linstromberg said there have been drastic changes to the code compared to the draft reviewed at the City Council and Planning Commission work session. Ms. Linstromberg read a letter which was entered into the record.

**Craig Harbison 87140 Territorial Rd., Veneta, OR**

Mr. Harbison said the tree code is an improvement in many respects. He said Brian gave it his all but the threat of legal challenge by developers pulled the plug on this code. He said without a meaningful clause to protect trees on neighboring properties, he felt the current code is lacking. Mr. Harbison referred to a comment made by Darrell Carmen at a previous City Council meeting that the City require new residential construction to conform to the land and not allow the builder to change the land to conform to the building.

**Herb Vloedman, 25115 Luther Lane, Veneta, OR**

Mr. Vloedman supports the tree code. However, he had concerns with "Section 8.10.150 Timing of Removal, Display of Permit; Inspection." Mr. Vloedman provided a copy of his comments, which were entered into the record.

**Bill Kloos, 375 W. 4th St., Eugene, OR**

Mr. Kloos spoke on behalf of his clients, Frontier Resources and McDougal Brothers. He requested the record be held open to accept further comments. He has not read the current draft of the code. He suggested the Council take more time to review the code before adoption. He said the Type C permits would create a new hurdle for his client. He said currently the Type C Permit language does not meet the requirements of state law. He said Carrie Connelly will probably agree with him. He said as for LCDC, the key state standard that is violated is 197.307(6), goal 10 rule. These standards say any decisions relating to needed housing and "any housing development is needed housing" must be made under clear and objective standards - period. He said on page 11, 1.a.ii, when his client submits plans for a subdivision they would have to prove "... there is no feasible and/or reasonable location alternatives ..." He said this question is hard to answer because it would be impossible to please everyone and is highly subjective and discretionary. He said it is completely up to the City "yes" or "no" and is not clear and objective. He said there cannot be any argument if you meet the standard. He said the code needs to show it's reasonable and necessary under the standards. He said these are two fatal flaws to this ordinance. He said some cities have tree preservation ordinances based on numbers. He said taking this approach is safe.

**Joan Mariner, 25712 Cochran Ct., Veneta, OR**

Ms. Mariner was a member of the stakeholder committee representing Neighbors 4 Responsible Growth as well as acting as an individual resident. She spent many hours to come up with reasonable answers to the tree code. She said Philip Velie (on behalf of a local developer) and Link Smith (representing the Oregon Department of Forestry) agreed Douglas Fir trees are not urban friendly and they didn't consider them to be an important aspect of the tree code. She said when attorneys get involved, common sense goes out the window and conflicts cannot be compromised. She said the people already living in the community elected the Council and they expect the Council to defend the trees. She said one size doesn't fit all. She said Phil Velie, representing the same developer that Mr. Kloos represents, agreed with the original stakeholder concept. She asked what happened. Who is the City representing, Mr. Kloos or the City residents? She said if a neighbor kills someone's trees they should be held responsible. She said the City should be defending residents who are subject to loss. Ms. Mariner said she's spent 15 hours engaging in conversations and felt good about what the stakeholder group accomplished. She said now the City has a tree code that isn't working. She said the process failed once the lawyers weighed in and took it out of the hands of the stakeholders.

**William Wright, 25130 E. Broadway, Veneta, OR**

Mr. Wright was very discouraged and wondered what the City thinks of its neighbors and developers. He said the section of the code was removed that protected neighbor's trees. He said Greg Demers has looked at purchasing the property to the east of him and removing the trees. He said it's hard to believe a City can't protect its citizens from their neighbors.

**Tami Sakany, Fern Ridge Chamber of Commerce, 24929 Highway 126, Veneta, OR**

Ms. Sakany agreed with many comments tonight. She said there were countless hours spend at the stakeholder meetings. She said the Council needs to hear from the community and hopefully what they decide on will withstand the legal system. She said the Council needs to be responsible leaders and should look at the big picture. She said currently the code won't hold up. She wished the Council good luck in making their decision.

- e. Mayor Brooker closed the public testimony at 8:01 p.m.
- f. Questions from the Veneta City Council  
In response to a question from Sharon Hobart Hardin, Brian said Carrie Connelly would review the current draft code within several days if Council decided it was ready to send to her for review.

In response to a question from Darrel Carman, Brian said the City Council decides how long to keep the record open for public hearings; however, the record for accepting oral testimony could be closed but still allow written testimony to be accepted.

In response to a question from Darrell Carman, Brian said a person removing trees under a Type A or B Permit could dispose of the trees by selling them. He said Type D Permits are for harvesting timber on large commercial land that has been historically managed under a timber deferral. Brian said a resident on a lot could remove up to three trees at no cost. He said a Type B Permit would be used to remove a heritage tree or more than three trees. Brian said removing more than three trees or a heritage tree would require mitigation. Brian said the public comments addressing the issue of protecting neighboring trees, was brought up at the stakeholder meetings because the location of some utility trenches were planned near a city park. These trenches could damage trees there. Brian said if a resident were to perform activities that could potentially kill neighboring trees, they would have to get their neighbor's permission to remove the trees or change their plans. Brian said after reviewing Mr. Kloos' comments, public comments, and Carrie Connelly's comments, it was determined that protecting neighbor's trees could reduce the buildable land inventories. He said the critical root zone of the neighboring trees would overlap in order to create a non buildable land area. He said the code doesn't address this because there's no way to establish it. Brian said some members

of the Planning Commission felt the City shouldn't inject themselves in the middle of a civil situation between neighbors so it was removed from the code. Brian said if a neighbor has a tree on his fence line and more than 30% of the root zone is impacted, even though the tree is not on your property, you would mitigate for that tree through your tree removal permit.

In response to a question from Darrell Carman, Brian said an owner of a tree damaged by a developer would still have civil recourse even though the developer met the City's criteria. Brian said you can prune a tree hanging over the fence as long as you don't kill it.

Mayor Brooker felt the developer will do what they want regardless of the impact on adjacent property. He felt this isn't meeting our goal of tree preservation in our community. He felt mitigation isn't an adequate recourse. It bothered him that when a tree is gone, it's gone. He said the City should be able to build a common sense approach into the code and not leave it up to residents to take civil action.

Brian said regardless of the percentage you state, there's nothing that precludes the killing or removal of a tree, the litigation is after the fact. He wanted to see as numerical standard be utilized because it is the easiest way to calculate the amount of tree removal to be allowed. He said when using a percentage standard, everything needs to be inventoried (the trees, tree canopy, area, etc.) He said when all these things are inventoried then a certain area within the area cannot be developed. The stakeholder group decided not to go this route. He said the code would not be 100% clear and objective. He said there needs to be thought put into the design. He said if a heritage tree is on the side of where the garage would attach to a new home, the floor plan could be flipped to allow the heritage tree to remain. He said Bill Kloos said the issue could be argued whether this is feasible or not. He said the last paragraph is an out for the special and unusual circumstances. He said these circumstances could cause an appeal but only in a specific instance of application, not at the code adoption level. Brian encouraged the Council to think about specific criteria and where they should draw the line as to how far they would go to preserve trees.

Mayor asked Brian to address Mr. Vloedman's comments. Brian said the timing of a tree permit with approval to remove the trees is difficult when public improvements are not required. He said the City wants to ensure that once the site plan and tree permit is approved, the developer doesn't remove the trees and then abandon the project.

Darrell Carmen adjourned himself from the Council meeting at 8:25 p.m.

Brian said the new code states development that doesn't require a public improvement plan (Mr. Vloedman did not have public improvements) cannot be started "until building

permits have been issued.” Brian said staff cannot anticipate all the steps required during the process. He said staff can see if the progress is moving forward and if so, will allow the trees to be removed. He said the point with timing the approval of the site plan in relation to tree removal, is to make sure the applicant is moving forward and will not leave the property fallow after the trees have been removed. He said the “extenuating circumstance” clause would also apply if staff feels the developer is in need of speeding up the process because of winter weather. He said this issue would be dealt with on a case by case basis.

Brian agreed with Mr. Vloedman, if the mitigation plan is filed and the applicant didn’t follow through with his plan, penalties should apply.

Thomas Cotter asked about the critical life support of the tree. He felt not updating the 1998 code could potentially create many more lawsuits. He said this is a tree preservation code not a developer code. He said as Councilors they have to be able to look at all sides. He said it’s a good code as presented. He would like to see enforcement fines raised because he felt they weren’t high enough. He said once the trees are gone, what do you do? He said Eighth Street is a good example of that. He isn’t concerned about attorneys challenging it because they will challenge it when it suits them. He said going outside the code is costly. He said large trees should be preserved and if new development is being planned next to those large trees a compromise should be met. He felt the buildable land inventories issue is a weak argument. He would like to leave the record open for written testimony only and wait for legal counsel to review the code.

Sharon Hobart-Hardin said the tree ordinance is a result of collaboration from several resources. She said having a stakeholders group and task force is critical. She said it could have been developed in a very different way; however, not everyone will accept the final document. She said the Council needs to look at how they can utilize the document to please as many people as possible. She said Brian did a wonderful job creating the document that addresses this community. She said the ordinance allows flexibility that encourages retention of trees. She agreed to leave the record open an additional seven days for written testimony and direct staff to have Carrie Connelly review the documents.

Mayor said there was a lot of time spent on creating something flexible for everyone. He felt not everyone will agree with everything in the code. He agreed to leave the record open for an additional seven days for written testimony only and to have Carrie Connelly review the final changes in order for staff to bring the draft code back to the Council at the March 10, 2008 meeting.

#### **4. DEPARTMENT REPORTS**

##### **a. FROM MAYOR/COUNCILORS**

- (1) Law Enforcement Activities Report, Sgt. Harrold, LCSO

Sgt. Harrold could not attend tonight's meeting, however, he did provide the Calls for Service Report. He said the Contract Report is not completed due to the LCSO records staff being behind on data entry.

Darrell Carmen returned to the Council meeting at 8:40 p.m. Mayor Brooker updated him on the discussions the Council had during his absence.

b. COUNCIL/COMMITTEE LIAISONS

Darrell wanted to express his appreciation for the speed limit being lowered from 45 mph to 35 mph on a stretch of Perkins Road. He commented that the speed limit signs may not be correct at both ends of the newly posted speed area. Ric said he would follow up on that.

Ric said having a speed limit lowered is a lengthy process. He said the request goes to ODOT, who conducts a speed analysis of the area then the speed analysis is reviewed by a state traffic engineer.

Tom Cotter said the intersection of Huston Road and Highway 126 needs some road repair. He said the pool committee is still meeting and progressing.

It was discussed that the Huston Road and Highway 126 intersection is an ODOT right of way. Ric said he would look into it.

Marion Esty said the library is making progress.

Darrell said LCOG is meeting Thursday, February 28, 2008, in Junction City. He said a resolution will be on the agenda to take the coordinated population process out of LCOG's hands and give it back to the County. He said LCOG is also recommending the County adopt the population allocations that LCOG designated last year. He is hopeful the resolution will pass. He said also on the agenda will be what to discuss in the upcoming year. LCOG staff requested individual representatives bring two items for discussion at that meeting.

Ric suggested the funding issue for Highway 126.

Darrell Carman suggested the area's regional water issue.

Sharon Hobart-Hardin said the Parks Board met last week and the Fern Ridgeopoly game is selling rapidly. She said there has been a tremendous community response to the game. She reminded everyone of the March 6, 2008 Fern Ridge Distinguished Service Awards ceremony, which is hosted by the Kiwanis and that the Easter Egg Hunt will be Saturday,



March 22, 2008 at the City Park beginning at 10:00 a.m. She said several groups will be volunteering (Key Club, Honor Society and Boy Scouts).

**5. STAFF REPORTS**

a. FINANCE DIRECTOR ..... JERRI MOORE

(1) 2<sup>nd</sup> Quarter Financials for 2007/08 Fiscal Year

Jerri said everything seems to be rolling along well after the first six months of the year. She said some expenditures in the planning fund have the potential for exceeding appropriations. She said these funds are related to the developer/technical review services the City provides. She said in reviewing the report with Ric, there were some questions regarding general fund revenue collection so she did a more detailed analysis of those resources through December 31, 2007. She said the City has received only 22% of anticipated franchise revenue; however this is normal because three of the five payors send annual payments rather than monthly or quarterly payments. She said 78% of anticipated resources for franchise fees are still outstanding. She said the electrical permit fees and building permit fees are down in comparison to what was anticipated; we have collected 23% of building permit fees anticipated (\$40,500 received in comparison with \$174,000). Governmental resources (liquor and cigarettes taxes) are on track with five out of 12 months collected through December 31, 2007. Jerri asked if the Council had any questions.

In response to a question from Mayor Brooker, Jerri said contracted services in the Planning Fund are exceeding projections because there have been higher costs for technical review services than were anticipated. She stated these costs are reimbursed by developers and that revenue item is also exceeding budget.

In response to a question from Darrell Carman, Jerri said we have received 91% of the budgeted receipts for the Planning Fund overall. She said higher costs for technical review are billable charges that will be reimbursed to the City 30 to 45 days after the City pays the bill.

Jerri said we've received 92% of budgeted property tax revenue.

In response to a request from Mayor Brooker, Jerri said she would provide a detailed financial report for the Planning Fund.

b. COMMUNITY SERVICES DIRECTOR.....BRIAN ISSA

(1) Quarterly Planning Report for 3<sup>rd</sup> and 4<sup>th</sup> Quarter 2006

Brian said the 4th quarter of 2007 was down somewhat from the same quarter of 2006. He said more subdivisions were completed in 2007 than in 2006. He said the residential permit section dropped roughly to half of the 2006 total. He said

the majority of planning time was spent on applications and code updates. He said with building activity slowing down, staff will be spending more time on code updates.

In response to questions from Mayor Brooker, Brian said the City doesn't have a revenue stream for code updates. Revenue will change if building permits continue to decrease.

In response to a question from Mayor Brooker, Ric said 2008 will look more like the last quarter of 2007. He said this is an ideal time to get back into long term planning. He said the City has funds to support it for the next eight to 10 months.

- c. CITY ADMINISTRATOR .....RIC INGHAM  
(1) Acceptance of Public Utility and Ingress and Egress Easement for the City of Veneta for the Verizon cell tower site

Ric provided the Council with a copy of a public utility ingress and egress easement. He said staff realized the City did not have an easement allowing for Verizon's utilities to be installed adjacent to the existing access road to the Bolton Hill Reservoir. Staff requested the Council make a motion to authorize Mayor Brooker to sign the acceptance of the Public Utility and Ingress and Egress Easement.

**MOTION:** Sharon Hobart-Hardin made a motion to authorize Mayor Brooker to accept the Public Utility and Ingress and Egress Easement for the Bolton Hill Reservoir and Verizon cell tower site. Thomas Cotter seconded the motion which passed with a vote of 5-0.

- (2) Site location for 2008 Farmer's Market  
Ric said the Farmers' Market was a great success last year. He said the location of the Lee Kelley site was ideal (W. Broadway and Territorial Road); however, it did have limitations with regard to parking, accessibility and vendor space. Ric said Stephania looked at other sites and researched whether a new site should be sought.

In response to a question from Sharon Hobart-Hardin, Stephania recommended the Veneta Elementary parking lot. She said it's close to the original site and parking is abundant; however, the Market would run into September and interfere with the school schedule. Stephania reviewed all the potential locations with the Council. She suggested the old Veneta Hardware store site as her second recommendation.

Sharon Hobart-Hardin suggested not moving the site every year. She said we should locate a site with stability. She said parking was limited at the existing location and the unevenness of the ground was difficult for some people. She said Veneta Elementary is not an option due to the conflicting schedules. She recommended Renee's Fern Ridge Center because it's close to other businesses and offered a flat area with abundant parking.

Ric said the City was excited about moving the Farmers' Market to Veneta Elementary because the school students would have their own garden and be able to sell their products at the market. He said the principal didn't want to work through the scheduling conflicts. Ric said all the sites have their pros and cons. He said once the downtown project is up and running we should try to keep the Farmers' Market at the current site and do some significant site improvements under a long term lease agreement. He said the City could also work with the Gilford's for parking across the street. He said repeat customers didn't have any trouble parking and walking. He suggested a long term lease with Mr. Kelley that allows the City to complete some site improvements.

In response to a question from Darrell Carman, Ric said holding the Farmers' Market on Saturdays would conflict with the majority of the vendors attending the Eugene Saturday Market. Ric said a specific spot at the Territorial Park wasn't decided on.

In response to a question from Marion Esty, Ric said the parking lot behind the fire station is an option but he felt it's too far from the center of downtown and is not visible from the street. He said when staff evaluated sites last year they found having the vendors visible from the street draws people in.

Mayor said the more visible the Farmers' Market is, the more successful it will be. He said the Kelley site (W. Broadway and Territorial Road) has its draw backs but improvements could be done in conjunction with a long term lease. He is concerned where the money would come from but that could be discussed. He said Veneta Elementary is a drawback because of school in the fall and the other sites don't really have adequate parking. He said Renee's Fern Ridge Center site has potential but the old hardware store site is too far from Territorial. He suggested the City look into a long term lease with Mr. Kelley for the existing Farmers' Market site. He said assuming funds are available improvements to the Kelley site could be made.

Darrell Carman and Thomas Cotter agreed with Mayor Brooker.

Ric said staff will review the budget and see what improvements could be done to

the site. He said he would also work with Mr. Kelley to include his thoughts on improving the site.

Tami Sakany said keeping the Farmers' Market at the Kelley property (W. Broadway and Territorial Road) is a great idea.

6. **OTHER**

Verizon Lease

Ric said last August the Council directed the Mayor to sign the Verizon lease. Unfortunately, access issues arose during the review of the original lease agreement and the lease could not be signed. An access easement has now been approved and the lease was just put into final form. Ric said due to the time delays and approval by the Mayor of the lease, on behalf of the City, Ric signed the lease agreement instead of Mayor Brooker. Staff is requesting ratification by the Council authorizing Ric's signature on the lease documents for Verizon.

**MOTION:** Sharon Hobart-Hardin made a motion to authorize Ric Ingham to sign the Lease Agreement with Verizon Wireless. Marion Esty seconded the motion which passed with a vote of 5-0.

Territorial Sports Park Acquisition

Ric said escrow closing for the TSP acquisition should take place in mid March at Western Title in Eugene. He said the Council often directs Mayor Brooker to sign closing documents; however, staff recommends the Council direct the City Administrator to attend the escrow closing and sign those documents.

**MOTION:** Sharon Hobart-Hardin made a motion to authorize Ric Ingham to sign the closing documents at escrow for the acquisition of the Territorial Sports Park property. Thomas Cotter seconded the motion which passed with a vote of 5-0.

Mayor Brooker confirmed he would review the closing documents prior to signing.

Ric said he will have the TSP acquisition on the March 10, 2008 Council agenda.

Darrell Carman said he spoke with Lee Kelley last week about the Bolton Hill Road LID. Darrell Carman said he would like to bring the idea of extending the hook up period back to the Council. He would like to propose the hook up period be extended to 10 years or vote on abandoning the project.

Mayor Brooker said at the last meeting the Council took no action to grant an extension and agreed to leave the connection requirement as stated in the code.

Ric asked the Council if they wanted staff to bring back the same agenda item at the March 10, 2008 meeting.

In response to a question from Marion Esty, Ric said there is no indication the County will abandon their improvement project. He said they are following their regular process.

Thomas Cotter adjourned himself from the Council meeting at 9:20 p.m.

Darrell Carman is concerned about the cost of the LID to the property owners. He voted against the 10 year extension because he thought it wasn't the answer. He said after talking to Mr. Kelley he has reconsidered how he voted on the extension. Mr. Kelley told him at this time the majority of the residents on Bolton Hill Road said their septic systems are working fine and they see no reason to incur unnecessary costs by hooking up to the City's system.


In response to a question from Darrell Carman, Sheryl said the Veneta Municipal Code provides a section on abandoning projects. She said the Council made the decision to proceed with the LID project but at any time they can abandon a project. Darrell Carman said he would like to review the project abandonment section in the VMC.

In response to a question from Sharon Hobart-Hardin, Sheryl said the Council could direct staff to conduct more research on the process for abandoning a project and/or granting a hook up extension period. She said staff could present the matter to the Council for a new motion.

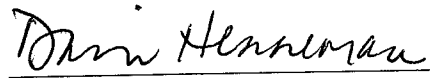
Mayor Brooker confirmed with Darrell Carman the hook up extension period he would like to bring back to the Council is just that and nothing else. Darrell Carman agreed.

7. **ADJOURN**

Mayor Brooker adjourned the City Council at 9:36 p.m.

  
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T. J. Brooker, Mayor

ATTEST:

  
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Darci Henneman, Assistant City Recorder  
(minutes prepared by dhenneman)